BOOK 9634 PG 788

This instrument prepared by:
Richard A. Jones
Evans, Jones & Reynolds
1810 First Union Tower
150 Fourth Avenue North
Nashville, TN 37219

WARRANTY DEED

Address of New Owner:	Send Tax Bills To:	Map/Parcel No.:
George W. Ruccio and wife, Sandra L. Ruccio	First Union National Bank	Map 130-06-0-A Parcel 7
Unit D-2 Belle Meade Condominiums 715 Belle Meade Blvd.	P.O. Box 29547 Raleigh, NC 27626	
Nashville, TN 37219		

For and in consideration of the sum of Ten and 00/100 ($10.00) Dollars, cash in hand paid by George W. Ruccio and wife, Sandra L. Ruccio and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Winston S. Evans, Executor of the Estate of John Donald Ross, deceased, pursuant to the authority vested in me by Will of record in Will Book 190, page 221, and by order of record in Minute Book 392, page 550, in the Probate Court of Davidson County, Tennessee, have bargained and sold, and by these presents do transfer and convey unto the said George W. Ruccio and wife, Sandra L. Ruccio, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> Land in Davidson County, Tennessee, being Unit D-2 of Belle Meade Condominiums created under Title 66, Sections 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed, of record in Book 5969, page 829, as amended by instruments of record in Book 6020, page 72, Book 6425, page 685 and Book 6443, page 489 and as amended and restated in Book 7063, page 125, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit except as otherwise herein reserved. Reference is hereby made to the Plat of Belle Meade Condominiums, of record in Book 5200, page 469, as revised in Book 6250, page 222, said Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to J. Donald Ross by Warranty Deed from Barrett B. Sutton, Jr., Trustee, of record in Book 6647, page 491, Register's Office of Davidson County, Tennessee, the said J. Donald Ross having died and said property having vested in Winston S. Evans, Executor, by Will of John Donald Ross of record in Will Book 190, page 221, in the Probate Court of Davidson County, Tennessee. The said J. Donald Ross and John Donald Ross being one and the same person.

This is improved property, known as Unit D-2, Belle Meade Condominiums, 715 Belle Meade Blvd., Nashville, TN 37205.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said George W. Ruccio and wife, Sandra L. Ruccio, their heirs and assigns, forever.

And I do covenant with the said George W. Ruccio and wife, Sandra L. Ruccio, that I, am lawfully seized and possessed of said land as Executor of the Estate of John Donald Ross, deceased; have a good right to convey it, and the same is unencumbered, except:

1. Metro and City of Belle Meade taxes for 1995.

2. A plat of Belle Meade Condominiums of record in Book 5200, page 469 as revised in Book 6250, page 222, said Register's Office.

3. Master Deed of record in Book 5969, page 829 as amended in Book 6020, page 72, Book 6425, page 685, Book 6443, page 489 and as amended and restated in Book 7063, page 125, said Register's Office.

4. Easement for sanitary sewer lines of record in Book 5972, page 181, said Register's Office.

5. Subject to Tennessee Horizontal Property Act, T.C.A., Section 66-27-101 et seq., as amended.

6. Subject to Charter of Belle Meade Condominiums Association, Inc., of record in Book 6003, page 9, said Register's Office.

And I, Winston S. Evans, Executor, do further covenant and bind myself, my successors and assigns, to warrant and forever defend the title to the said land to the said George W. Ruccio and wife, Sandra L. Ruccio, their heirs and assigns against the lawful claims of all persons whomsoever.

Witness my hand this 31st day of March, 1995.

Winston S. Evans,
Executor of Estate of
John Donald Ross, Deceased

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $187,000.00.

Affiant

Subscribed and sworn to before me, this 31st day of March, 1995.

Notary Public

My Commission Expires: 1-12-99.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Richard A. Jones, a Notary Public in and for said County and State, the within named Winston S. Evans, Executor of the Estate of John Donald Ross, Deceased, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

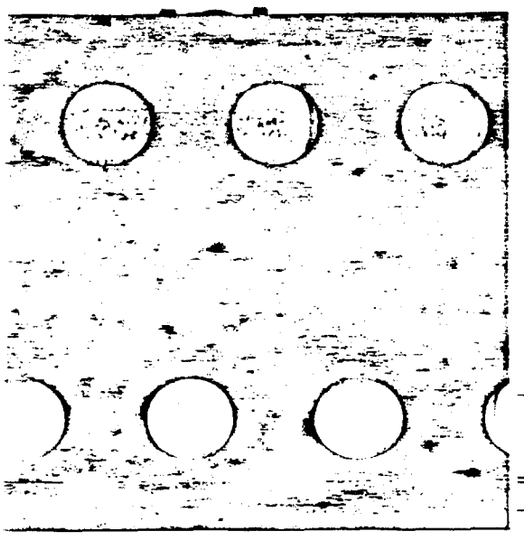
Witness my hand and official seal at Nashville, Tennessee, this 31st day of March, 1995.

Notary Public

My Commission Expires: 1-12-99.

103801kd.012

IDENTIFICATION REFERENCE
PICK-UP
STATE OF TENNESSEE DAVIDSON COUNTY
704.90



OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 9634 PG 791

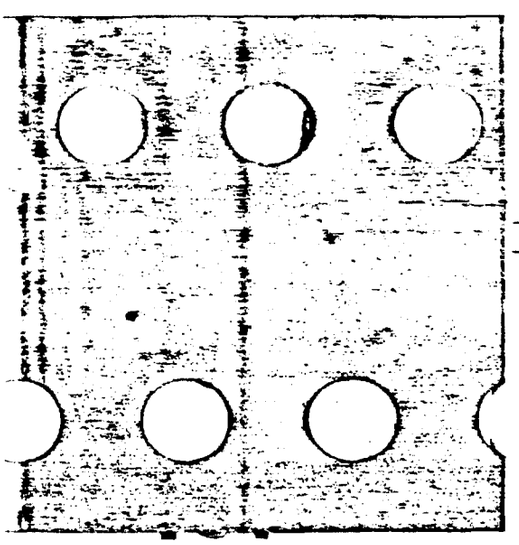
CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT	
	187000.00
CON TX	691.90
PRFEE	1.00
WDEED	12.00
TOTAL	704.90
CHECK	704.90

04/03/95 01 12:47 0001 6785

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK



47819
IDENTIF. # REFERENCE

95 APR -3 PM 12:19
DAVIDSON COUNTY, TN.

No. 896315